



5-300
online

ORDINANCE NUMBER 2595

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW A PRIVATE SCHOOL, INCLUDING ATHLETIC FACILITIES, ON AN APPROXIMATELY 49-ACRE SITE LOCATED AT 13777 MIDWAY ROAD, GENERALLY AT THE NORTHWEST CORNER OF MIDWAY ROAD AND ALPHA ROAD WITHIN THE PLANNED DEVELOPMENT NUMBER 64 (PD-64) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair

hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow a private school, including athletic facilities, on an approximately 49-acre site located at 13777 Midway Road, generally at the northwest corner of Midway Road and Alpha Road within the Planned Development Number 64 (PD-64) zoning district.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a Specific Use Permit and approval of an associated site plan for a private school including athletic facilities, in accordance with the approved site plan attached hereto as Exhibit "A." Any improvements constructed or placed on the subject property must be in full compliance with Exhibit "A".

SECTION 4. In addition to the associated site plan, the following conditions shall apply:

1. Prior to construction of the gymnasiums, locker rooms, auditorium, outdoor athletic facilities, and any exterior modifications to the existing building, approval of an amended specific use permit application by the City of Farmers Branch shall be required. Issues to be reviewed include, but are not necessarily limited to: an amended site plan drawing, building elevations, parking, security and lighting.
2. Prior to issuance of an occupancy permit for initial occupancy of the existing building, a detailed operational procedures plan for the proposed school site, including specifying after hours access to the building for the Police Department, shall be prepared by the applicant, in keeping with the parameters outlined with the proposed Plan of Operation and addressing comments specified in a memo from Mr. Jim Fawcett, Police Chief, dated March 1, 2001, and the plan shall be subject to review and approval by the City of Farmers Branch.
3. Prior to issuance of a occupancy permit for occupying the existing building and prior to issuance of an occupancy permit for the use of the future athletic fields, the applicant shall allow the Police Chief to inspect and review the field of vision, including zooming capabilities and coverage programming, of each camera to ensure that all areas of the site are being monitored and that the cameras are installed according to the security plan. A revised security plan showing camera locations and field of vision areas for the athletic fields shall be submitted by the applicant and subject to review and approval by staff. Upon approval of

City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131
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Internet URL...<http://www.ci.farmers-branch.tx.us>

the plan of operation and the security plan those documents shall become an exhibit to this ordinance and compliance therewith shall be a requirement of this ordinance, any amendments thereto shall be subject to review and approval by the Chief of Police.

4. A public access and fire lane easement, minimum 64-feet in width shall be dedicated and at least 30 feet in pavement width be constructed within said easement to enable ingress and egress between Sigma Road and Alpha Road and all abutting lots, prior to issuance of an occupancy permit for occupying the existing building.
5. The parking lot proposed on the south side of the existing building shall be constructed by the applicant at such time when the parking is required by zoning due to future improvements being made to the site, such as the athletic facilities. The parking lot shall be completed prior to issuance of occupancy permits for said improvements.
6. Prior to issuance of the initial occupancy permit for the existing building and the future use of the athletic facilities, all fencing shall be installed as shown on the associated site plan drawing.
7. The secondary nature trails shall be removed prior to the issuance of the initial occupancy permit for the existing building.
8. The existing private water line shall remain private and maintenance of the water line shall be the applicant's responsibility.
9. If the future athletic facilities are to be lighted facilities, then the athletic field light fixtures shall be fully shielded so that all light rays emitted shall be directed downward towards the playing field, the light rays shall not spill over onto adjacent properties and the applicant shall be responsible for submitting a photometrics plan showing foot-candle measurements on the school property as well as surrounding properties, in accordance with the following foot-candle measurements: maximum 0.2 foot-candles at all adjacent residential property lines, except along the north property line which shall be a maximum 2.5 foot-candles; maximum 2.5 foot-candles at all adjacent non-residential property lines; and maximum 2.5 foot-candles at adjacent right-of-way lines.
10. Prior to issuance of any building permit, the subject property shall be replatted and prior to or at such time when the subject property is replatted, the existing Developers Contract shall be amended to address street requirements, require a property owners association to address maintenance of streets and easements, provide parameters for installation of traffic signals and the payment for the proposed bridge over Farmers Branch Creek, and any other infrastructure related provisions determined necessary by the City Engineer. The property owners association, in which the school shall be a participant, shall be created and in effect prior to the initial issuance of an occupancy permit for the proposed school.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

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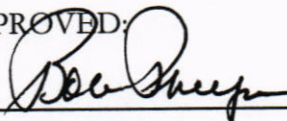
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

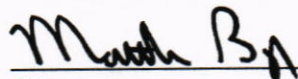
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 19 day of March, 2001.

APPROVED:



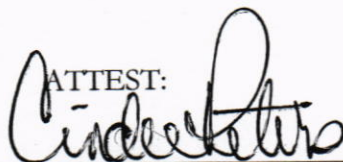
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

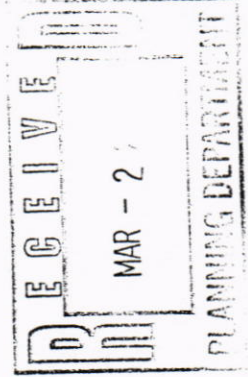
PROPOSED NEW FACILITIES FOR PARISH DAY SCHOOL

13777 MIDWAY ROAD
FARMERS BRANCH, TEXAS 75244

EXXONMOBIL
CORPORATION

5959 Las Colinas Blvd

Irving, TX 75039
(972) 444-1000



TOTAL AREA OF SITE	1,987,367.4 s.f. (45.855 ac) (44)
TOTAL FLOOR AREA RATIO	141 (T.O.D.R.)
TOTAL IMPERVIOUS COVER	370,863.98 s.f. (8.472)
PERCENTAGE OF LANDSCAPE/ OPEN SPACE	1,616,503.42 s.f. (37.383)
BUILDING FLOOR PLAN	172,279.08 s.f.
MECH. AND RECREATION YARDS	84,504.87 s.f.
TOTAL BUILDING COVERAGE	256,783.95 s.f.

TABULATIONS

TOTAL STUDENTS (Grade 3-12)	740
PARKING REQUIRED	370 SPACES ¹
PARKING PROVIDED	625 SPACES
SITE AREA	± 45,165 AC ²

¹ Parking Requirements

² Based on 100 students per acre

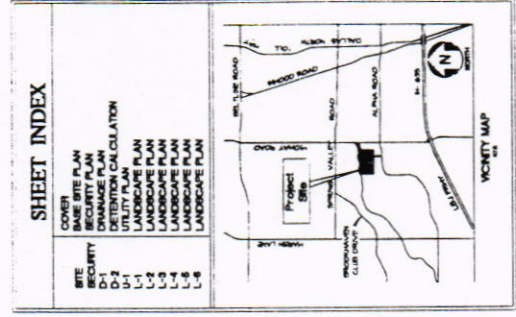
Site Area Calculation

Site Area = 1,987,367.4 s.f. (45.855 ac) and

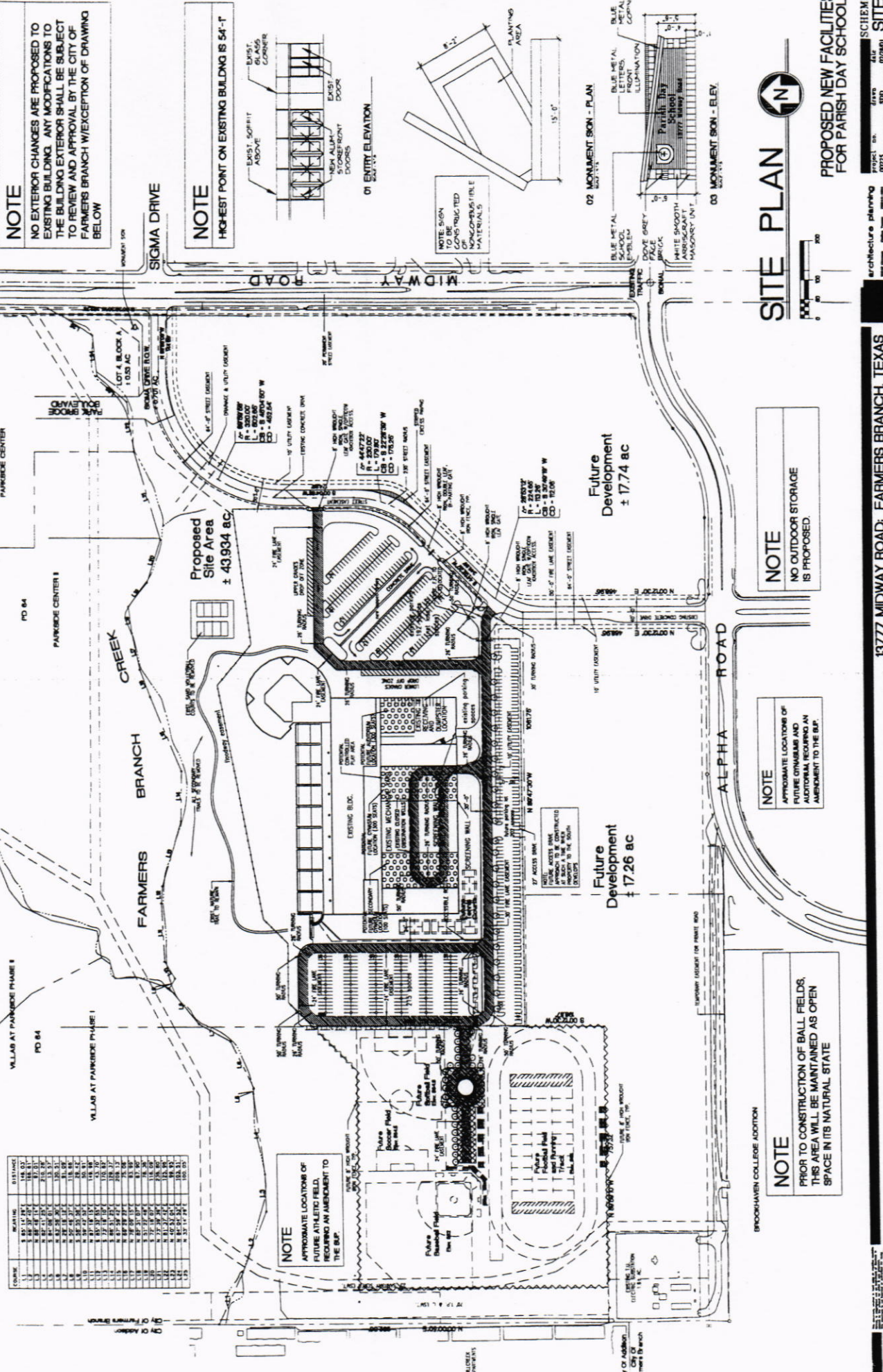
Lot 4, Block A (1,028 ac) Avenue

NOTE

HIGHEST POINT ON EXISTING BUILDING IS 54'-1"



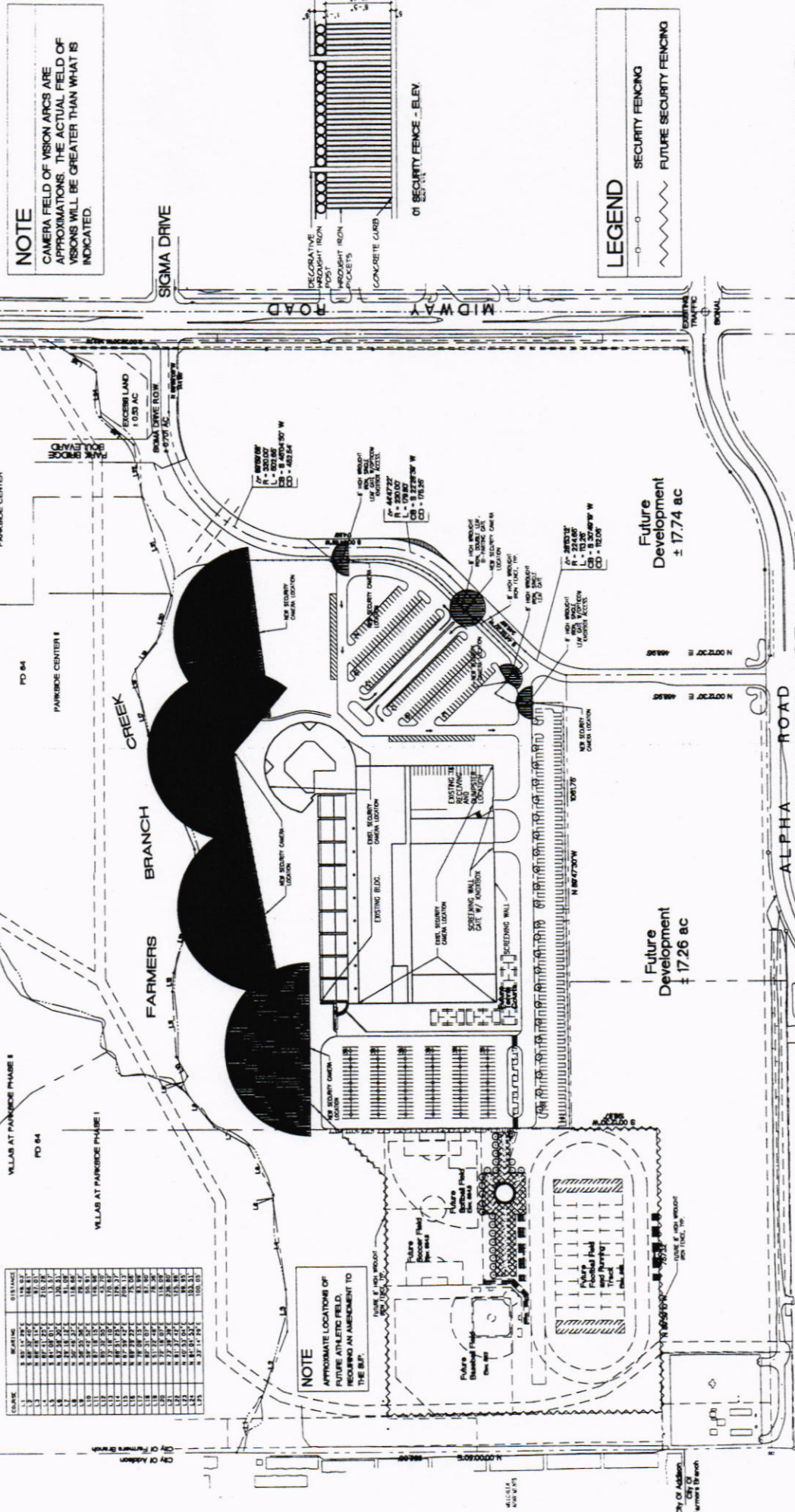
COURSE	INJURING	0.15 INCH
1	10	168.81
2	10	168.81
3	10	168.81
4	10	168.81
5	10	168.81
6	10	168.81
7	10	168.81
8	10	168.81
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95	10	168.81
96	10	168.81
97	10	168.81
98	10	168.81
99	10	168.81
100	10	168.81



MAR - 2

PLANNING DEPARTMENT

COURSE	BEARING	DISTANCE
1	S 89° 15' 00" E	128.31
2	S 89° 15' 00" E	128.31
3	S 89° 15' 00" E	128.31
4	S 89° 15' 00" E	128.31
5	S 89° 15' 00" E	128.31
6	S 89° 15' 00" E	128.31
7	S 89° 15' 00" E	128.31
8	S 89° 15' 00" E	128.31
9	S 89° 15' 00" E	128.31
10	S 89° 15' 00" E	128.31
11	S 89° 15' 00" E	128.31
12	S 89° 15' 00" E	128.31
13	S 89° 15' 00" E	128.31
14	S 89° 15' 00" E	128.31
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16	S 89° 15' 00" E	128.31
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22	S 89° 15' 00" E	128.31
23	S 89° 15' 00" E	128.31
24	S 89° 15' 00" E	128.31
25	S 89° 15' 00" E	128.31
26	S 89° 15' 00" E	128.31
27	S 89° 15' 00" E	128.31
28	S 89° 15' 00" E	128.31
29	S 89° 15' 00" E	128.31
30	S 89° 15' 00" E	128.31



NOTE
CAMERA FIELD OF VISION ARCS ARE APPROXIMATIONS. THE ACTUAL FIELD OF VISIONS WILL BE GREATER THAN WHAT IS INDICATED.

LEGEND
SECURITY FENCING
FUTURE SECURITY FENCING

SECURITY PLAN

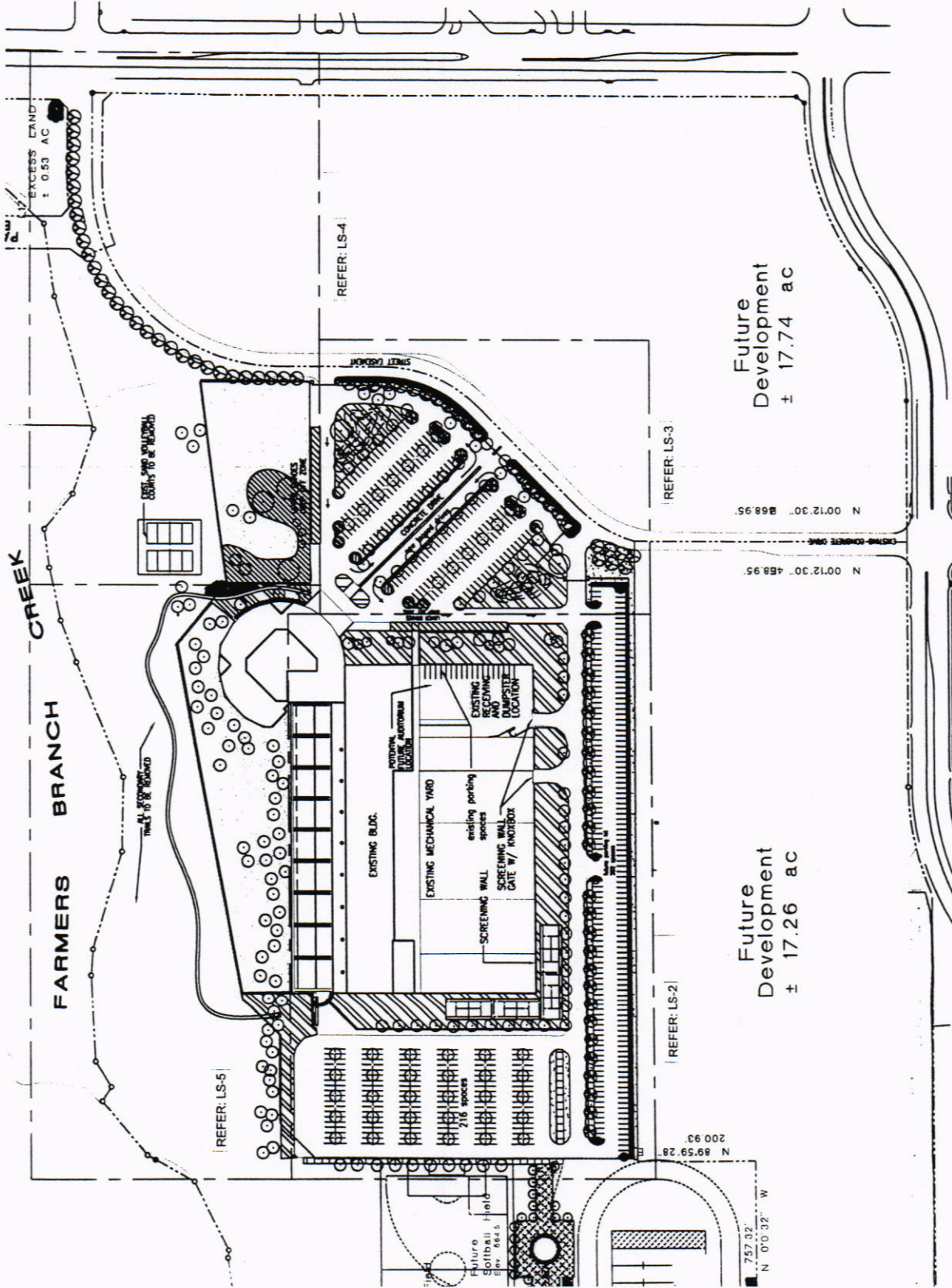


NOTE
ADDITIONAL CAMERAS WILL BE INSTALLED WITH THE CONSTRUCTION OF THE ATHLETIC FIELDS

NOTE
PRIOR TO CONSTRUCTION OF BALL FIELDS, THIS AREA WILL BE MAINTAINED AS OPEN SPACE IN ITS NATURAL STATE

PROPOSED NEW FACILITIES
FOR PARISH DAY SCHOOL

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MAR - 27



HUITZ-QUIJARS
ARCHITECTS
13777 MIDWAY ROAD, SUITE 200, FARMERS BRANCH, TEXAS 75440
PHONE: 972.241.1111 FAX: 972.241.1112

SITE PLAN
SCALE 1"=80'-0"

NOTE: NO EXISTING TREES ARE AFFECTED BY THE PROPOSED PARKING LOT.
NOTE: ALL PROPOSED PLANTINGS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE REQUIREMENTS (SOUTH PARKING)
Total Site Area: 86,430 sf
Landscape Area Required: 8,643 sf
Landscape Area Provided: 24,021 sf
Trees Required: 35
Trees Provided: 35

SIGMA DRIVE
Trees Required: 57
Trees Provided: 57

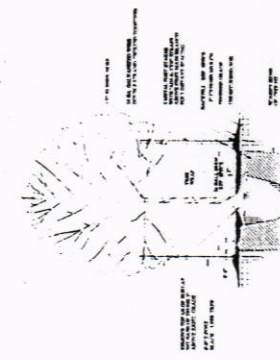
SEPARATION / BUFFER ZONE



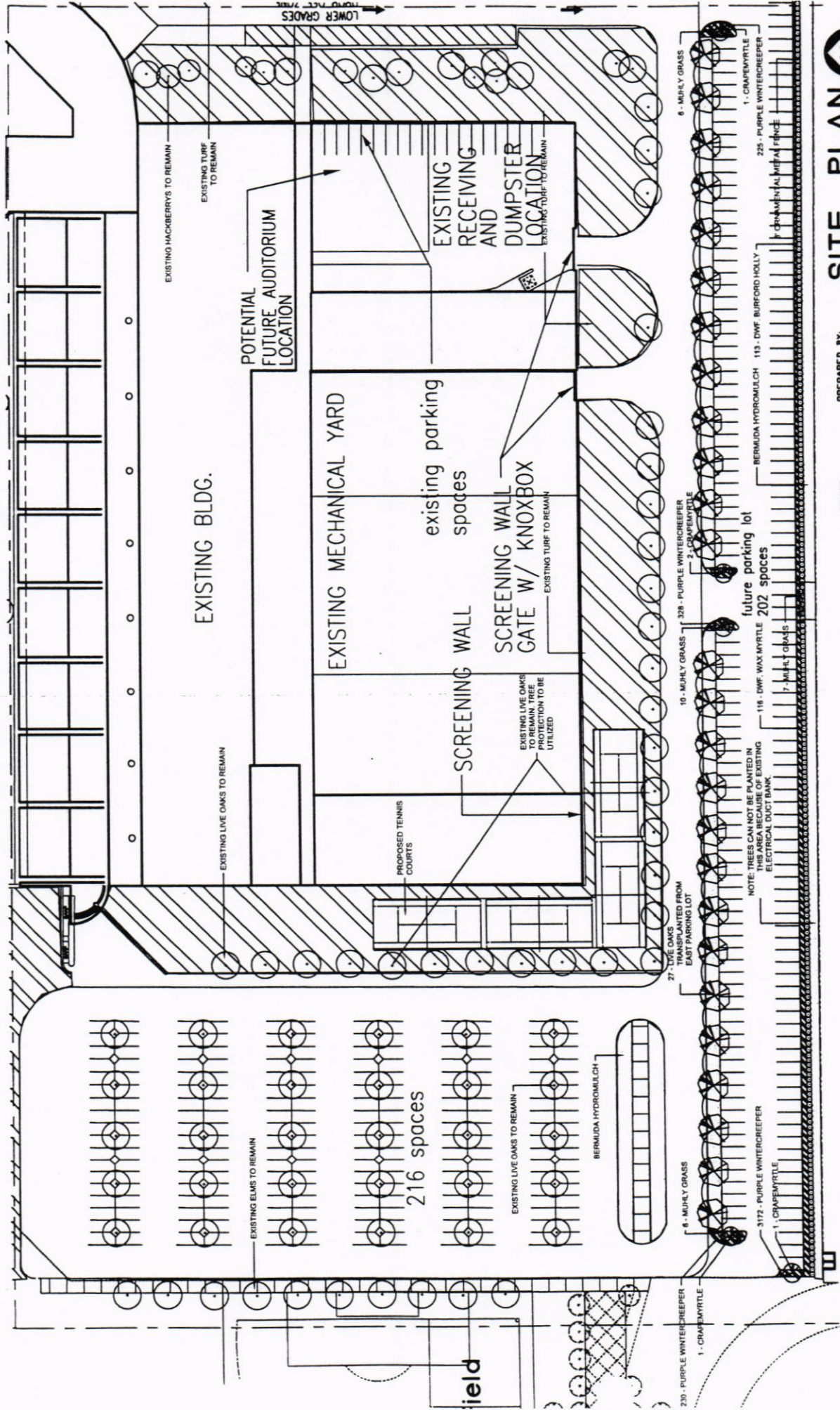
SECTION NORTH PLANTING



SECTION TREE PLANTING



RECEIVED
MAR - 2



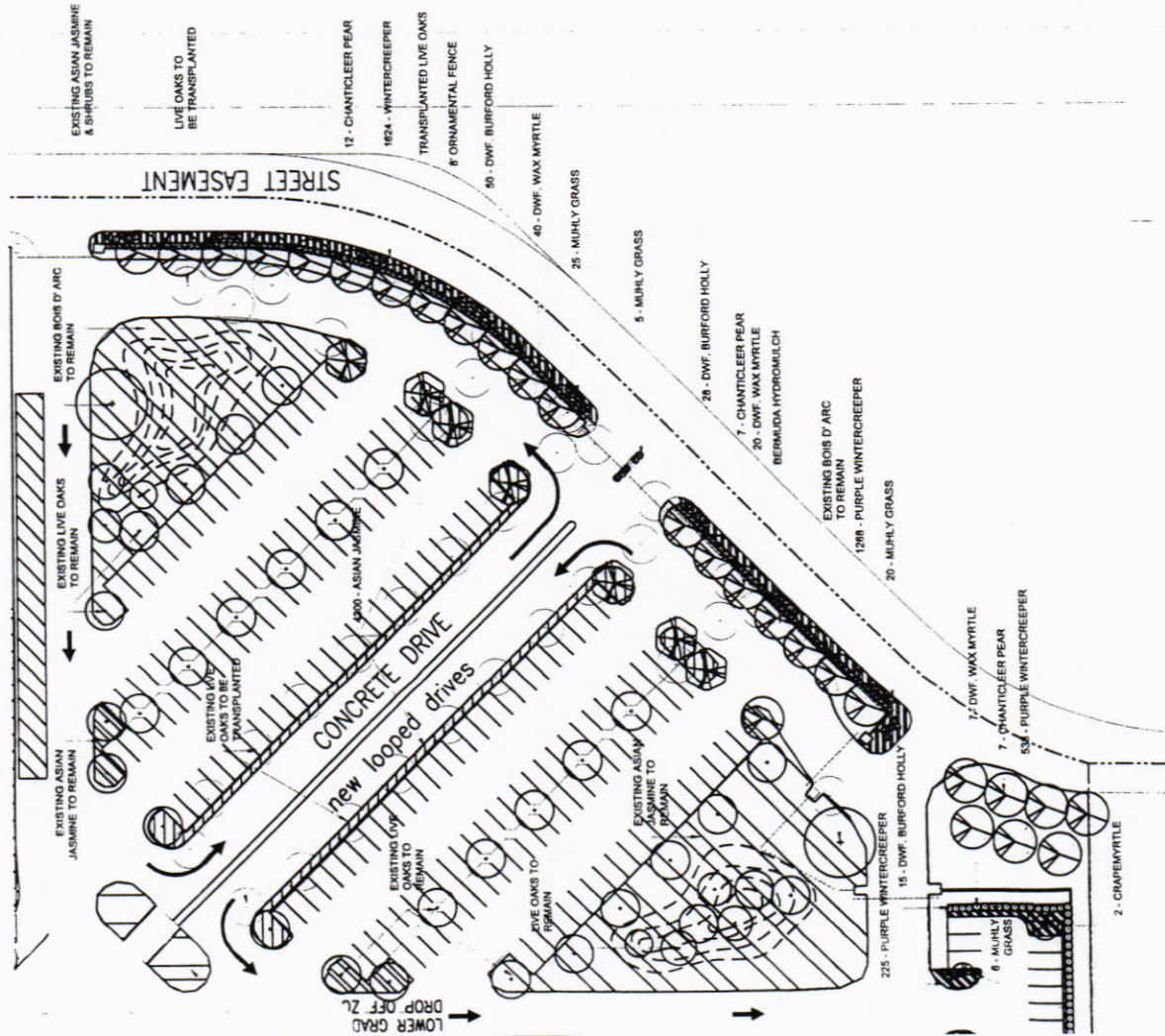
SITE PLAN

PREPARED BY:
HUTT-ZOLARS

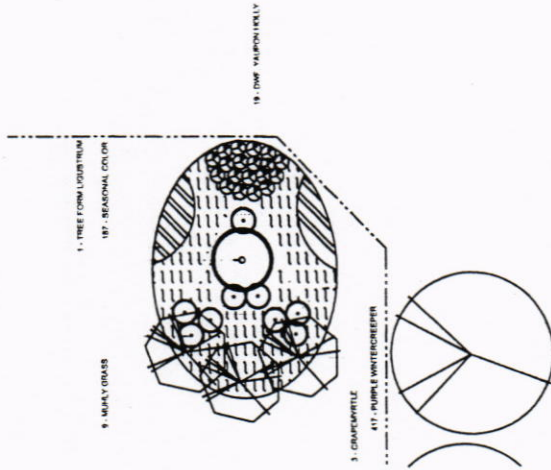
SCALE: 1"=30'-0"

13777 MIDWAY ROAD: FARMERS BRANCH, TEXAS

SCHEME
KVN LS-2



QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	REMARKS
1	CRAPMYRTLE	Crash Apple (Jolly)	Liquidambar styraciflua / Flame	30 gal. 10' H. 5' Dia. with back to back roots (1) (1)
1	TREE FORM LOCUSTUM	White Locust	Liquidambar styraciflua	10' H. 5' Dia. with back to back roots (1) (1)
56	Chanticleer Pear	Chanticleer Pear	Prinos subcordata Chanticleer	40 gal. 12' H. 4' Dia. with 117' 5' H. needed
Shrubs				
208	DW. BURFORD HOLLY	Dw. Burford Holly	Auc. Corda Dw. Burford	1 gal. 10' H. 2' Dia. with back to back roots (1) (1)
19	DW. BURFORD HOLLY	Dw. Burford Holly	Auc. Corda Dw. Burford	1 gal. 10' H. 2' Dia. with back to back roots (1) (1)
183	DW. BURFORD HOLLY	Dw. Burford Holly	Auc. Corda Dw. Burford	1 gal. 10' H. 2' Dia. with back to back roots (1) (1)
14	MUHL GRASS	Unifoliate Holly	Muhlenbergia bahiana	1 gal. 10' H. 2' Dia. with back to back roots (1) (1)
Groundcovers				
2254	PURPLE WINTERCREEPER	Purple Wintercreeper	Empetrum nigrum Cordata	1 gal. 10' H. 2' Dia. with back to back roots (1) (1)
187	SEASONAL COLOR	Seasonal Color	To be identified by owner	

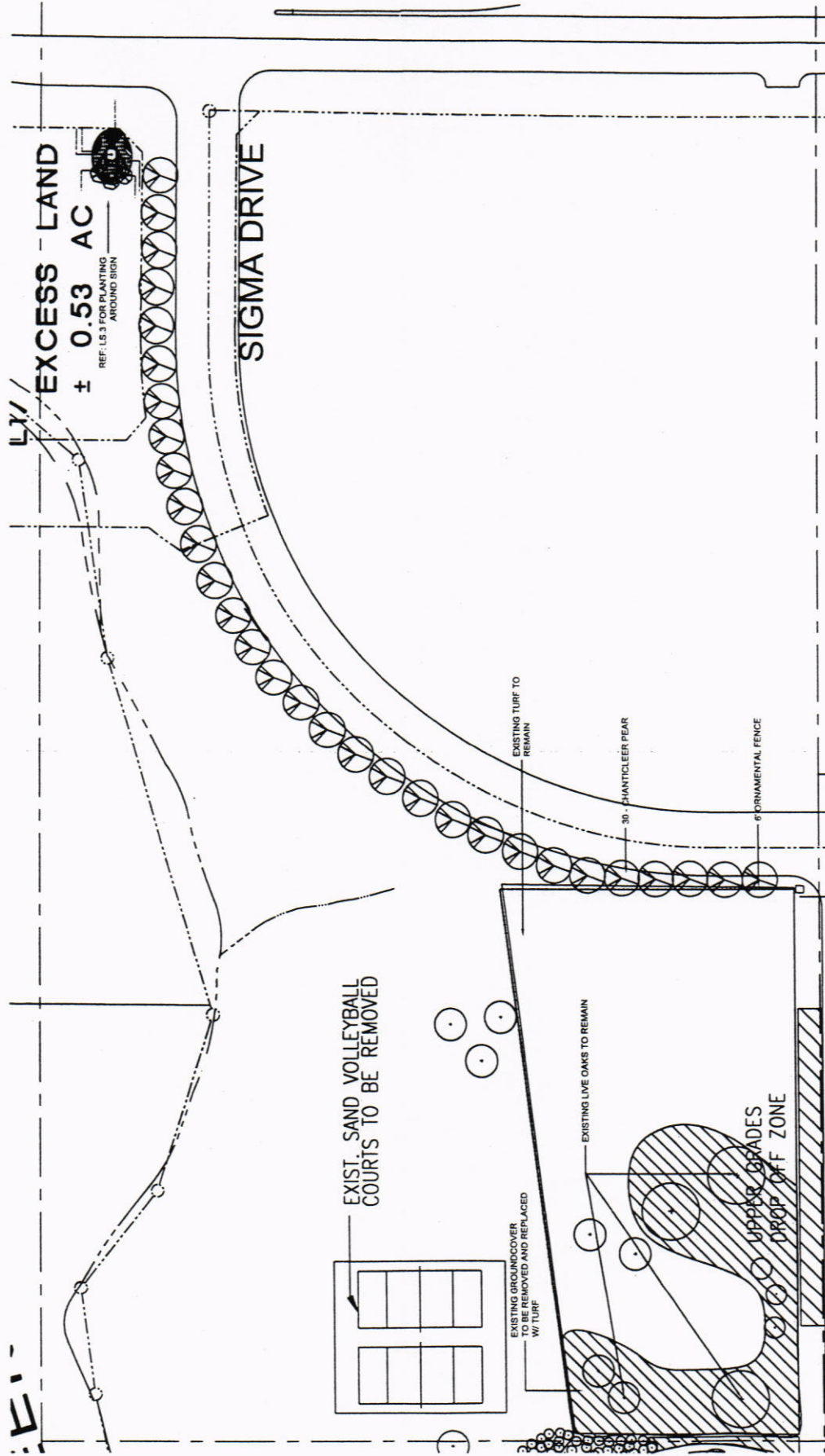


SITE PLAN

HUTTI-ZOUARS

SCALE 1"=30'-0"

REVIEW
MAR - 2011
CITY DEPARTMENT



THESE LEGENDS
 (Symbol) EXISTING TURF TO REMAIN
 (Symbol) EXISTING LIVE OAKS TO REMAIN
 (Symbol) EXISTING GROUNDCOVER TO BE REMOVED AND REPLACED W/ TURF
 (Symbol) EXISTING SAND VOLLEYBALL COURTS TO BE REMOVED

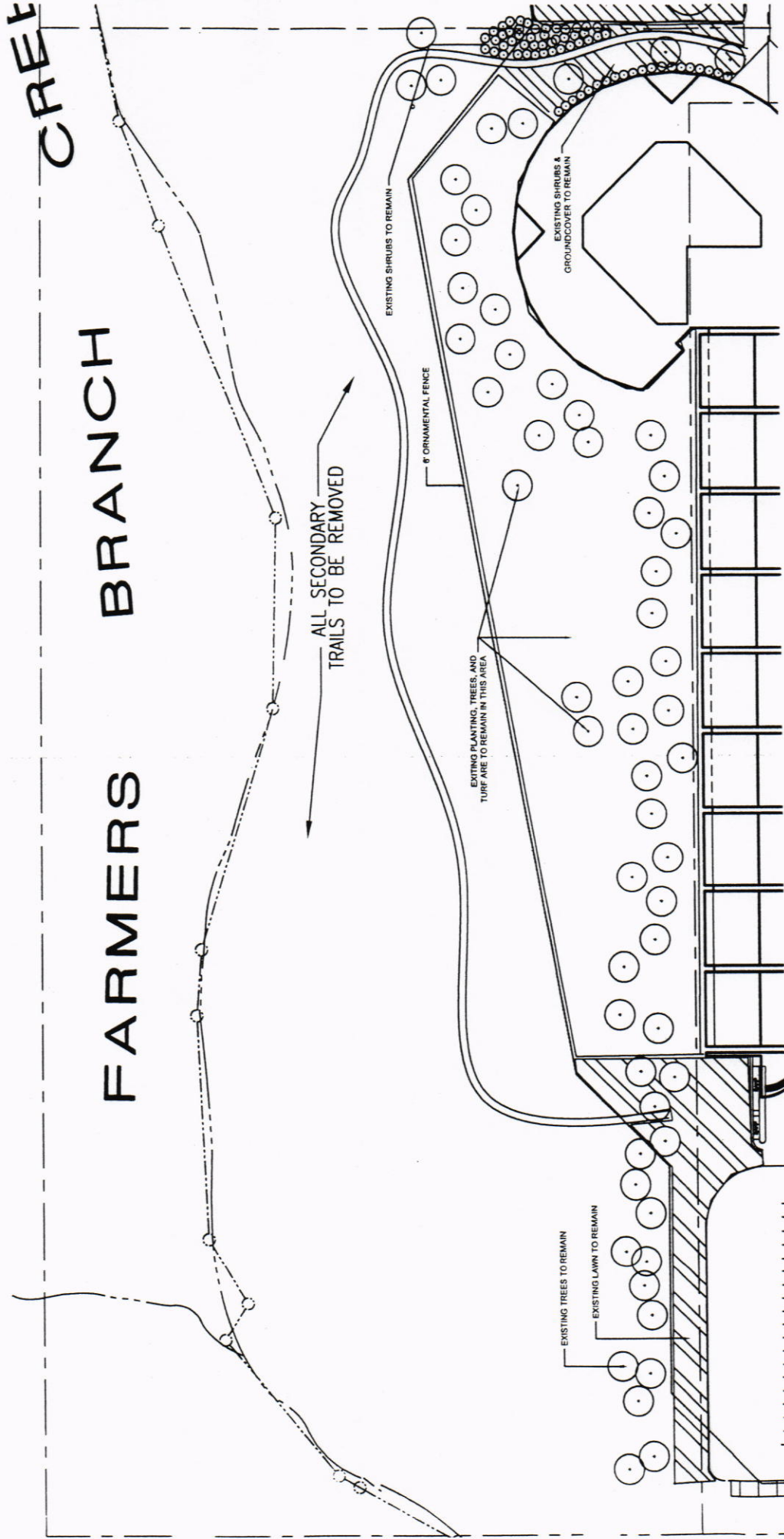
PREPARED BY:
HUTT-ZOLARS

SITE PLAN
SCALE: 1"=30'-0"

Ordinance 2595
Exhibit 'A'

Sheet 2 of 3

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MAR - 2



PREPARED BY:
HUTT-ZOLARS

SITE PLAN
SCALE: 1"=30'-0"